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# Sussex County

## Planning & Zoning Commission

### AGENDA

October 11, 2018

6:00 P.M.

#### Call to Order

#### Approval of Agenda

#### Approval of Minutes – September 13, 2018

#### Old Business

##### 2018-13 Anchors Run – Insight Development Company, LLC

DH

A cluster subdivision to divide 132.71 acres +/- into 265 single family lots to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The properties are on the east side of Beaver Dam Rd., approximately 500 ft. south of Hopkins Rd and across from Stockley Rd. Tax Parcels: 234-6.00-19.00 and 20.01. Zoning District. AR-1 (Agricultural Residential District)

##### Ord. # 18-11 – Permitted Densities

**An Ordinance to amend Chapter 115, Article III, Article IV and Article XXV of the Sussex County Code in relation to the calculation of permitted density.**

##### 2018-14 Dennis L. & Sharon K. Shockley

RW

A standard subdivision to divide 57.7 acres +/- into 1 single family lot to be located on a certain parcel of land lying and being in Broad Creek Hundred, Sussex County. The property is lying on the west side of Edgewood Ave., approximately 862 ft. southwest side of Taylor Mill Rd., approximately 611 ft. east of Discount Land Rd. The proposed parcel will be off of Edgewood Ave. Tax Parcel: 232-6.00-63.00 (portion of). Zoning District. AR-1 (Agricultural Residential District).

##### C/U #2141 Miller's Tree & Outdoor Services (David Miller)

HW

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential district for a tree cutting business to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 0.81 acre, more or less. The property is lying on the north side of Whitesville Road, approximately 0.3 mile southeast of Russell Road. 911 Address: N/A. Tax Parcel: 532-16.00-14.01 (portion of).**



**C/U #2142 RH Orr, LLC, C/O Ribera Development, LLC**

HW

**An Ordinance to grant a Conditional Use of land in a GR General Residential district for multi-family units (135 townhouses) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 47.7177 acres, more or less.** The property is located on the east side of Central Avenue., approximately 0.22 miles north of Old Church Cemetery Rd. 911 Address: 34365 Central Ave., Frankford. Tax Parcel: 134-16.00-39.00.

**C/U #2144 William Caldwell**

KH

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential district for a tree company operation to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 2.5851 acres, more or less.** The property is located on the south side of Greely Avenue, approximately 376 ft. and 461 ft. east of N. Old State Road. 911 Address: 18576 Greely Avenue, Lincoln. Tax Parcels: 230-5.20-55.00 and 56.00.

**C/Z #1856 Melissa and Nate Walker**

DH

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential district to a C-2 Medium Commercial district for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.08 acres, more or less.** The property is lying on the on the east side of John J. Williams Hwy. (Rt. 24), approximately 0.38 mile south of Hollymount Road. 911 Address: 22935 John J. Williams Hwy., Millsboro. Tax Parcel: 234-17.00-35.00.

**Public Hearings**

**C/U #2145 105 Seagull Drive, LLC**

DH

**An Ordinance to grant a Conditional Use of land in a MR Medium Density residential district for multi-family units (2 duplexes) to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.169 acre, more or less.** The property is lying on the north side of Seagull Drive, approximately 100 ft. west of Coastal Highway (RT. 1). 911 address: 38737 Seagull Drive, Dewey Beach. Tax Parcel: 334-23.06-10.00.

**C/U #2146 Jose Carillo**

KH

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential district for an indoor/outdoor soccer facility to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 9.67 acres, more or less.** The property is lying on Speed Street, that is on the west side of Marshall Street, approximately 1,655 ft. north of Johnson Road. 911 address: 19008 Speed Street, Lincoln. Tax Parcel: 330-15.00-10.00.

**C/U #2148 Sussex Farms, LLC C/O Samuel Connors**

DH

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential district for ministorage with caretaker residence and office to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 2.31 acres, more or less.** The property is lying on the northwest side of John J. Williams Hwy. (Rt. 24) approximately 697 ft. southwest of Mount Joy Rd. 911 address: 26750 John J. Williams Hwy.,

Millsboro. Tax Parcel: 234-29.00-19.00

**C/U #2150 Leo Sweeney**

KS

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential district for a lawnmower and small engine repair business to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 0.83748 acres, more or less.** The property is lying on the northeast side of Cedar Creek Rd. (Rt. 30) approximately 0.788 mile north of Jefferson Rd. (SCR. 38) 911 address: 10449 Cedar Creek Rd., Lincoln. Tax Parcel: 230-21.00-12.01 (portion of).

**C/Z #1858 OA Oaks, LLC (Ashton Oaks)**

HW

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a HR-1 – RPC High Density Residential District – Residential Planned Community for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 14.8455 acres, more or less.** The property is lying on the on the northeast side of Zion Church Rd. (Rt. 20), approximately 0.27 mile northwest of Bayard Rd. (SCR. 384). 911 address: 36161 Zion Church Rd., Frankford. Tax Parcel: 533-11.00-82.00.

**Other Business**

**Estuary – Phase 2 (2005-64)**

DH

Final Subdivision Plan

**Bayshore Plaza, Parcel A (S-17-48)**

DH

Final Site Plan

**The Woodlands Subdivision (2005-49)**

DH

Revised Amenities Plan

**Liberty East and Liberty West (F.K.A Welsh Run) (2005-74)**

KS

Revised Preliminary Subdivision Plan

**Liberty East and Liberty West (F.K.A Welsh Run) (2005-74)**

KS

Preliminary Amenities Plan

**Scott Randall Witzke (CU 2041)**

KH

Preliminary Site Plan

**RKJ Properties (CU 2132)**

HW

Preliminary Site Plan

**Black Hog Village (S-18-64)**

KH

Preliminary Site Plan

**Seabrook (FKA Deerbrook) (2008-16)**

KS

Preliminary Amenities Plan

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Planning and Zoning Commission meetings can be monitored on the internet at  
[www.sussexcountype.gov](http://www.sussexcountype.gov).

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In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 4, 2018, at 9:09 a.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

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